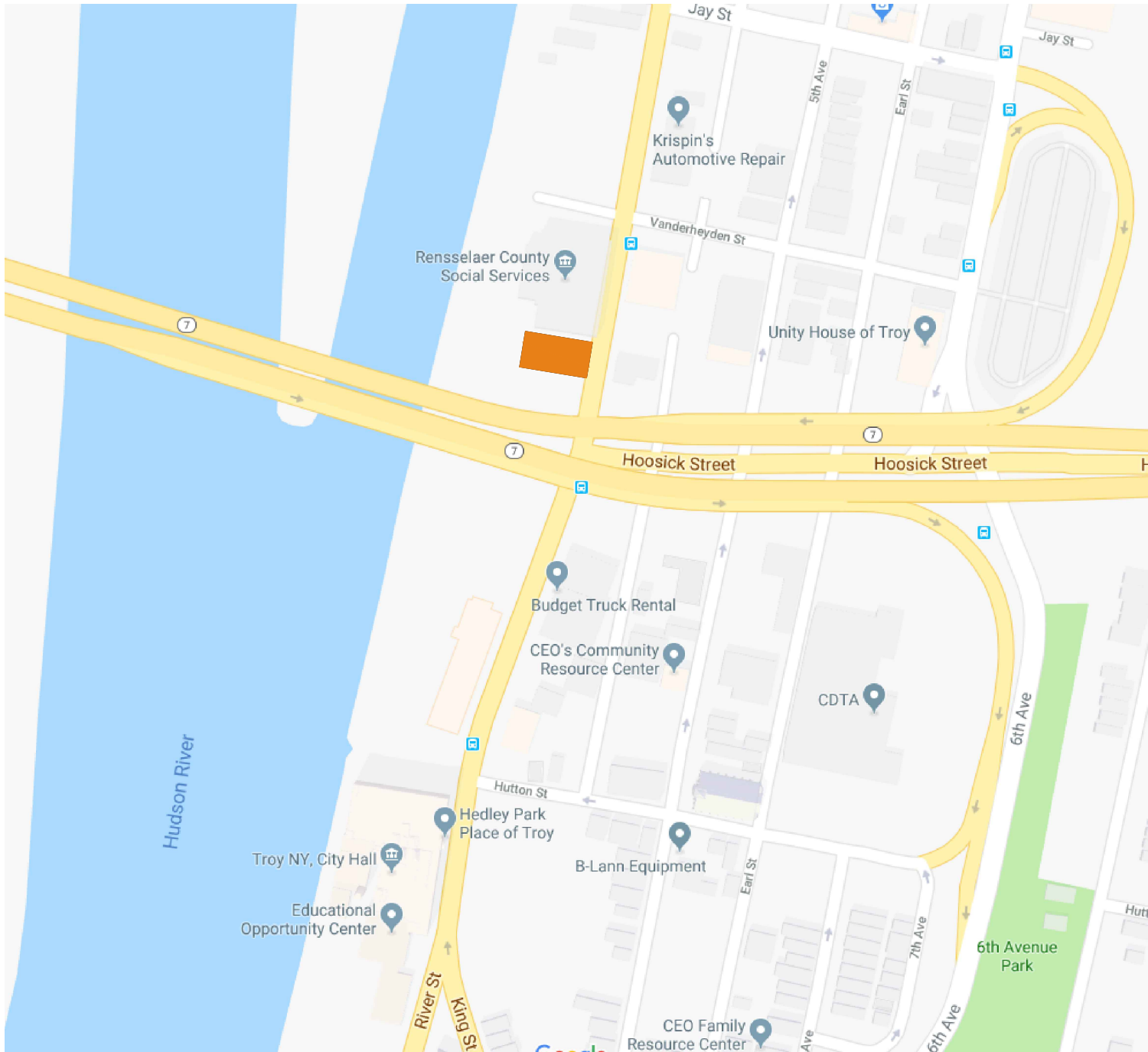


1 PROPOSED SITE PLAN

SCALE: 1" = 20'



SITE LOCATION MAP

LEGEND:

- NO PHYSICAL BOUNDS
- EXISTING LEASE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- DEED LINE
- SUBDIVISION LINE
- LOT NUMBER
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING BENCHMARK
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING HYDRANT
- EXISTING LIGHT POLE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING TELEPHONE MANHOLE
- EXISTING TRAFFIC SIGNAL CONTROL BOX
- EXISTING MONITORING WELL
- EXISTING TRAFFIC SIGNAL HEAD
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE

SITE INFO:

547 RIVER STREET
TAX MAP ID: 101.22-9-1
ZONING DISTRICT: HWD (HOOSICK STREET WATERFRONT DISTRICT)

535 RIVER STREET
TAX MAP ID: 101.30-1-1.1
ZONING DISTRICT: HWD (HOOSICK STREET WATERFRONT DISTRICT)

RECORD OWNER:
FIRST COLUMBIA
22 CENTURY HILL DRIVE
LATHAM, NY 12110

DEVELOPER / APPLICANT
FIRST COLUMBIA
22 CENTURY HILL DRIVE
LATHAM, NY 12110

BULK TABLE:

CITY OF TROY ZONING DISTRICT: HWD (HOOSICK STREET WATERFRONT DISTRICT)		
ZONING REQ:	REQ:	PROPOSED
MIN. LOT SIZE MIN. YARDS	NONE	1.37 AC + .16 AC = 1.53
FRONT	20 MAX (NO MIN)	0 FT
SIDES	NO MIN	127 FT
REAR	20 FT	142.1 FT
MAX LOT COVERAGE	80%	<80% (46%)
PARKING SPACES	NOT SPECIFIED IN CODE	66 PARKING SPACES

Proposed Mixed Use Residential Building

545 River Street, Troy, NY